

Silverton Neighbourhood Plan

Submission Response Form

Guidance Notes

Please use this form if you wish to comment on the submission version of the Silverton Neighbourhood Plan. Please complete all sections below; comments should be provided in the section overleaf.

Please return forms to Mid Devon District Council: planningconsultations@middevon.gov.uk or post to Forward Planning, Planning Services, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

All comments must be received by **12 noon on Friday 3rd March 2023**.

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Which sections of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Introduction section: *paras 1.1 -1.2; paras 3.1 to 3.4; para.2.9*

Aims and Objectives: *page 12; page 13*

Do you wish to be notified when a final decision is made on the Silverton Neighbourhood Plan?

Yes

What is the nature of your representation?

Support

Please provide comments below (continue on separate sheets if needed)

1. Introduction section

Paras 1.1 -1.2

Paras 3.1 to 3.4

It would be helpful to have clarification of the exact intended Neighbourhood Plan period; nowhere is this explicitly stated, although given the strategic context as outlined (paras 3.1 to 3.4), the relationship with the Mid Devon Local Plan is noted. This latter Local plan, adopted in 2020, has a lifespan to 2033. It is assumed therefore that the Silverton Neighbourhood Plan (SNP) is intended to cover the next 10 years, i.e. also to 2033?

Given that work is already underway in preparing a new Local Plan for Mid Devon (to 2043), and with likely revised housing and other targets, it is likely that further revisions may need to be made to the SNP also. It is welcomed that the SNP will be reviewed after 5 years (para.14.5). But again, it would be helpful if it could be made more explicit how –or whether- the SNP may need, or could be, revised in the light of e.g. either increased – or even decreased – housing target numbers in any Revised Local Plan.

Para. 2.9 –re.Ellerhayes

Just for accuracy: there is an inconsistency with para.10.3 concerning the information given about the growth of Ellerhayes.

Factually, para.10.3 is more correct. In fact it seems that Mill workers houses (in what is termed 'Lower Ellerhayes' by the villagers) may have been constructed just before 1900 in the late Victorian period (the post box located there is certainly Victorian) and they also appear on the Revised 1" OS map, published in 1898. The next phase of development was inter-war ,when further workers houses were built around the (now) childrens' play area in so-called 'Upper Ellerhayes' (these appear on the 1933 published 1" OS map). A third phase was post WW2 (c. 1948 on), when further Mill houses were built fronting on to the road at Upper Ellerhayes. Final – more recent – phases then involved private housing (initially by Ambrose Development Co.) in the 1970s, and with 4 more new private build houses being built in the 1990s – again all at Upper Ellerhayes.

2. Aims and Objectives

p.12.statement:“Any new development should be only as an extension of Silverton Village or Ellerhayes, other than the conversion of existing farm buildings”

Ellerhayes, as a small hamlet, is not a recognised settlement for future development within the Local Plan (Policy S14) and as such any proposed extension of the hamlet into surrounding countryside would not comply with established policies (although note is taken of possible 'exception sites' within the Local Plan). Given that the hamlet is mostly surrounded by National Trust land ('inalienable') it is difficult to see what future 'extension' of the hamlet could in any event occur. The hamlet is also close to the Killerton Park, listed as Grade II* on the Register of Parks and Gardens of Historic Interest. The special qualities of this Park have been accepted as extending well beyond its importance as a designed landscape – including views to and from the Park. Indeed the village has appeared in National Trust publicity photos. taken from the Park, looking towards Ellerhayes, to emphasise this special visual relationship.

It is unacceptable therefore to suggest that Ellerhayes would be appropriate for any such new development and this specific reference to the hamlet should here be amended or deleted.

P.13 statement:('Traffic and Travel'): "Explore possibility of foot and cycle link between the Village and A396".

This should be expanded to also include reference for the need for similar links between Ellerhayes and Silverton. At present the only FP link to Silverton is not direct and is some distance from the village and involves a very dangerous crossing over a high speed railway. Proposals for a safer and more convenient permissive FP link have been put to the National Trust but at present still await the agreement of the local farmer. Scope also exists for a possible future cycle link.

This is in fact accepted later on in the SNP (see p.47 and also Policy TR04): the statement on p.13 should therefore be amended to similarly read:

"Explore possibility of foot and cycle link between the Village and A396 and the Village and Ellerhayes."

* You must include a name and address in your response for this to be considered as a valid representation.

PLEASE BE AWARE THAT ALL REPRESENTATIONS RECEIVED BY THE DISTRICT COUNCIL WILL BE PUBLICLY AVAILABLE

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